

GSA U.S. General Services Administration

2007 PBS Industry Day

Modernization and R&A Program
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Public Buildings Service (PBS)

- Provides workspace and workplace solutions to over 100 federal agencies
- Landlord to the civilian federal government

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PBS has two fundamental activities:

- Space acquisition through new construction or leasing
- Life-cycle asset management of acquired space

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Basic Facts about GSA / PBS

Inventory of 340 million SF in 8,600 buildings nationwide

- Owned – (approximately 51% of the inventory)
- Leased - (approximately 49% of the inventory)

Serving over 1 million government workers in over 100 federal agencies in 2,100 American communities

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Historic

26%



Mid Century

56%



New Design/
Construction

8%

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GSA's Project Portfolio

187 Active Major Projects, \$12.425 Billion



Program Type	Number of Projects	BIF	ETPC
	AT	AT	(BIB) AT
Prospectus			
Lease	44	5,223,842	\$161,524
New	71	14,258,826	\$7,808,563
REA	94	31,159,546	\$4,656,137
Totals	209	50,642,214	\$12,425,214

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Current Capital Program

- 209 projects in 11 regions with a total value of approximately \$12.425 B (as of November 19, 2007)
- 71 are new construction projects
 - 26 of these projects are new courthouses or a new courthouse annex.
 - 19 are new buildings or lab buildings.
 - 26 are new border stations
- 94 are renovation projects (several are multi phase)
 - 89 are federal buildings modernizations (including space for judiciary).
 - 3 are federal courthouse modernizations
 - 2 are border station modernizations
- 44 are lease projects
 - 42 are federal buildings
 - 2 are federal courthouses

Capital Program Objectives

- Meet client needs
- Address building needs
- Consider market conditions
- Fulfill larger federal responsibilities
- Maintain stakeholder confidence

Challenges facing GSA/ PBS

- Dynamic Economic Environment
- Increased Security Requirements
- Energy Concerns



Challenges facing GSA/ PBS

- Market conditions



Business Challenges

1. Human Capital
 - 42,000 associates 1970's
 - 12,600 associates Today
2. Space Measurement
3. Market Conditions
4. Maintain Stakeholder Confidence



Procurement
categories

Procurement

GSA procures professional architectural, engineering, and contracting services from private sector firms for the design and construction of federal facilities.

Types of Design & Construction projects managed by GSA:

1. New Construction (BA51)
2. Major Repair & Alterations (BA55)
3. Minor Repair & Alterations (BA54)
4. Minor Repairs (BA61)

Project Types

1. New Construction (BA51)
2. Major Repair & Alterations (BA55)

Size: Approximately \$2,590,000 + (project requires Congressional approval)

Professional Services: Generally, each project is individually procured using Design Excellence procedures.

Notification of Work: Submit a proposal in response to an announcement of work listed on the FedBizOpps website

GSA Contact: GSA Regional Offices for Design & Construction

Project Types

3. Minor Repair & Alterations (BA54)

Size: \$10,000 to \$2,590,000 (project does not require Congressional approval)

Professional Services: Projects that require professional services are usually negotiated using work orders under previously procured Indefinite Delivery Indefinite Quantity (IDIQ) professional services contracts

Notification of Work: Submit a proposal in response to a professional services or construction IDIQ contract or announcements of work

GSA Contact: GSA Regional Offices for Design & Construction

Project Types

4. Minor Repairs (BA61)

Size: Less than \$10,000

Professional Services: Generally none required

Notification of Work: The Local GSA Service Center will those locally qualified firms on their contractor construction contracts which

GSA Contacts: GSA Regional Property Management Centers

Opportunities for Selection

Opportunities for Selection

Design Excellence Program

Prospectus level projects included in the president's budget

National IDIQ Program

Nationwide Scope – Limited Scope

Regional IDIQ Program

Multi Discipline

Sole Source Justification

Procurement opportunity under \$25,000

Firm must be uniquely positioned to respond



Opportunities for Selection

Design Excellence Program

FedBizOpps Announcement (procurement opportunities over \$25,000)

This procurement is being made under the Small Business Competitiveness Demonstration Program (FAR 52.219-19). This procurement is open to small and large business concerns. **Before award of the contract, the A/E (if not a small business) shall be required to present an acceptable Small Business and Small Disadvantaged Business Subcontracting Plan** in accordance with Public Law 95-507. Small, women-owned, and small disadvantaged firms are strongly encouraged to participate as prime contractors or as members of joint ventures with other small businesses

Design Excellence Procurement

Procurement of Design A/E via Design Excellence

- Qualification Based solicitation
- Design Excellence AE selection
- Preliminary concepts (3 schemes)
- Project Peer Review

Project Delivery

- Traditional : Design-Bid-Build
- Design-Build-Bridging
- CMC
- Design-Build

Key Factors for Selection

Stage I – Portfolio Review

Qualification Based Solicitation (not an RFP)
Lead Designer, Design Excellence AE selection address the design approach with salient features for each project and discuss how the client's program, function, image, mission, economic, schedule and operational objectives were satisfied by the overall design/planning solution

Stage II – Interviews

Identify each member of the design team, including all outside consultants
SF-330

Stage III – Short List

Design Competitions, Design Charrette Charrette

Key Factors for Selection

Past performance on design -35%
Philosophy and design intent -25%
Lead designer's profile -15%
Lead designer's portfolio -25%

High level of sensitivity, team coordination and imagination

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Trends
in
Modernizations

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Federal Construction Program

Capital and Minor Projects
Design, Construction, M&I Funding

	FY2003	FY2004	FY2005	FY2006	FY2007
New	\$717M	\$721M	\$696M	\$792M	\$701M
R&A	\$951M	\$964M	\$886M	\$861M	\$618M
Total	\$1.66B	\$1.68B	\$1.57B	\$1.65B	\$1.31B

Repairs and Alterations project dollars are likely to continue to outsize the New Construction program after DHS phase

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Capital Program Delivery Methods

Typical - Based Upon Construction Cost

- 30 - 40% - Construction Manager at Risk - (CMc)
CM Works With Design Team to Optimize Design
CM Guarantees Award, Typically at 75% Design
- 5 - 10% - Design-Build (all "Bridging") (DB)
Design Excellence A-E Develops Concept/DD
DB Firm Selected Using "Greatest Value" Criteria
DB Team Develops Construction Documents
- 50 - 60% - Traditional (Design-Bid-Build) (DBB)
Design Excellence A-E Team Develops Concept
A-E Team Develops Construction Documents
Const. Award Based On "Greatest Value" Criteria

Some Involve Design Competitions

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Project Delivery Methods in Use

- 47 Construction Manager at Risk
- 27 Design-Build
- 4 Design- Bridging
- 87 Traditional design/bid/build (using Source Selection – Best Value)

Traditional delivery has declined from 75% to 52% in the past years

All 44 Lease projects are Design-Build

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PBS FY 08 Capital Program

in the President's budget
not appropriated by Congress yet

Program Type	Projects	ETPC (\$000)
New Construction (exe.)	11	\$568,474
Federal Judiciary (new)	1	\$46,730
Repairs & Alterations*	9	\$804,483
Totals	21	\$1,419,687

* Includes limited scope R&A

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FY 08 Capital Projects in President's Budget for Design

Program Type	#	Design (\$000)
New Construction (Exe.)-Supplement design	10	\$101,659
Federal Judiciary (new)	0	\$0
Repairs & Alterations	2	\$7,372
* Washington, DCL Heating, Operations, Transmission District		\$1,593
* Kansas City, MO, Richard Bolling FB		\$5,779
Totals	12	\$ 109,031

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FY 08 Capital Projects in President's Budget for Construction

Program Type	#	Constructn (\$000)
New Construct on	12	\$615,204
* Mon gomery County MD, FDA Consolidation		\$57,749
* Washington, DC, St. Elizabe hs West Campus Infrastructure		\$20,752
* Washington, DC, St. Elizabe hs West Campus Site Acquisition		\$7,000
* Washington, DC Coast Guard Consolidation & Development		\$318,887
* San Ysidro, CA, Land Por o Entry		\$37,742
* E Paso TX, Land Port of Entry		\$4,290
* Derby L ne, VT Land Por o Entry		\$33,139
* San Luis, AZ, Land Por o Entry		\$7,053
* Warrord MN Land Port o Entry		\$45,628
* Alexandria Bay NY, Land Por o Entry		\$11,676
* Madawasca, ME Land Por o Entry		\$17,160
Non prospec us Program		\$9,388
Federal Judiciary (new)	1	\$46,730
Su falo, NYC, US Cour house		\$46,730
Repairs & Altarrat ons	7+1	\$804,483
* Washington, DC, Eisenhower Executive Office Building Phase I		\$172,279
* New York NY Thurgood Marsha Cour house		\$170,544
* Washington, DC, Joint Operations Cen er		\$12,890
* Washington, DC, Natoraska Ave. Complex		\$27,873
* Mont rosborg WV RB Comput ng Center		\$35,582
* Reno, NV, Cll on Young FB& Cour house		\$12,393
Des gn Program		\$15,000
* Energy Program		\$15,000
Totals	21	\$1,419,687

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Building Information Modeling

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Challenges can be the stimulus for creative ideas and new technological development

- Building Information Modeling (BIM)

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GSA's National 3D 4D-BIM Program

Public Buildings Service

Why do it?
 Leadership?
 within agency first?
 Incremental steps?

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BIM efforts to date

- GSA U.S. General Services Administration
- GSA's National 3D-4D-BIM Program Strategy Overview**
1. Full Adoption FY2007
 - Interoperability
 - Foster competition
 - Portfolio Planning Call
 - Spatial Measurement Validation
 2. Venture Capital Board
 - 3D Laser Scanning
 3. Established Champions in Regions
 4. BIM Guide published
 5. Education and Public outreach
 6. Collaboration and Partnering with leading academic institutions

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U.S. Courthouse, Portland, OR

Improving the means of communications with the public, tenants, and bidding contractors



a historical landmark undergoes a seismic upgrade with the installation of base Isolators

4D modeling integrates design intent, structural engineers specifications, and a construction schedule into a single model

the model and the animation fostered GSA's communications with the public, tenants, and GC bidders

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Eisenhower Executive Off Bldg, Wash D.C.

A balance between security requirements and historical preservations

a BIM and a Quicktime movie were constructed based on fabricator's shop drawings, at 1/48 accuracy

daylight and shadow were cast based on city's longitude, latitude

perspective of a pedestrian was simulated based on elevation and site dimensions

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GSA's National 3D-4D-BIM Program

Historic Brooklyn GPO

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GSA's National 3D-4D-BIM Program

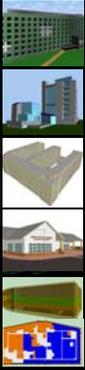
St. Elizabeth Campus

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GSA's National 3D-4D-BIM Program

St. Elizabeth Campus

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BIM benefits to GSA

- Improve Design
- Document as-built conditions
- Reduce Change orders due to errors and omissions
- Enhance Design visualization, coordination and communication
- Improve project delivery
- Better address Facility Management

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Security Challenges

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Security Challenges

- Keeping buildings open to the public, yet safe for tenants and visitors
- Balancing security needs with building accessibility
 - Developed the Decision Support Tool
 - Help Customers make security Decisions
 - Address ID security gap
 - Aligns with Interagency Security Committee design criteria

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Security Challenges



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Total Building Commissioning

- Developed GSA Commissioning Guide
- Established Commissioning IDIQ
- Start commissioning process at planning stage
- Conduct commissioning at all project stages through one year after construction completion and occupancy
- Use feedback from POE to improve design

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Summary / Conclusion

Opportunities for Selection

Design Excellence Program

Prospectus level projects with construction value of \$2,590,000 +

National IDIQ Program

Studies that will impact policy
First Impressions program

Regional IDIQ Program

Projects with construction value of \$10,000 to \$2,590,000

Optimizing Opportunities

Increasing your chances for growth:

Federal Agency Information on Procurement

GSA professionals offer one-on-one strategies for doing business with GSA

Attend Small Business Procurement Training Conferences.

Educational workshops often include how to market companies, finding procurement opportunities, and hearing success stories from companies doing work with the Government

Scan the FedBizOpps announcements within your area of expertise

Optimizing Opportunities

Increasing your chances for growth:

Learn about the unique aspects of the project
Review the 'Whole Building Design Guide' web site www.wbdg.org
Seek smart partnership and teaming opportunities
Request a debriefing
Be patient. Try again.

Thank you!

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For more information visit: www.gsa.gov

